

24365

WARRANTY DEED

who acquired title as Marga
Ann LewisKNOW ALL MEN BY THESE PRESENTS, That
SCHWEIGERT

MARGARET ANNE LEWIS AND GENEVIEVE RISTINE

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLIE G. NEALY AND SHIRLEY A. NEALY, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The West 120 feet of Lot 22 in INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26th day of December, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Benton) ss.
January 3, 19 91

Margaret Anne Lewis
Margaret Anne Lewis

Genevieve Ristine Schweigert
Genevieve Ristine Schweigert

Personally appeared the above named
Margaret Anne Lewis and
Genevieve Ristine Schweigert

and acknowledged the foregoing instrument
to be voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

April 14, 1994

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

, 19 , by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

Margaret Anne Lewis

Genevieve Ristine Schweigert

C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Charlie G. Nealy

Shirley A. Nealy

5724 Independence Ave., KFO 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of Jan., 19 91,

at 3:43 o'clock P. M., and recorded in book M91 on page 234 or as

file/reel number 24365

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullender Deputy

Fee \$28.00